

Residential Land Acreage Requirements - 1985

- Col. 1 - Col. 3 of DU Population Calculations
- Col. 2 - In house estimate based on national trends
- Col. 3 - Col. 6 of DU Population Calculations
- Col. 4 - In house estimate, based on 1970 Census
- Col. 5 - Col. 1 divided by Col. 2
- Col. 6 - Col. 3 divided by Col. 4
- Col. 7 - Col. 5 minus Col. 6
- Col. 8 - Col. 4 of Replacement DU Calculations
- Col. 9 - Add Col. 7 and Col. 8
- Col. 10- 1834 DUs within the planning area divided by 485.86 acres within the planning area given over to residential purposes (Table 15) = 3.8
- Col. 11- Col. 9 divided by Col. 10
- Col. 12- Previously computed to be 2.212
- Col. 13- Col. 11 times Col. 12
- Col. 14- In house estimate based on current development trends and the assumption that some development will occur on existing developed land = 28%
- Col. 15- Col. 13 times Col. 14.

Sheet 2

Commercial Employment Land Acreage Requirements - 1985

- Col. 1 - 392 x 1.30 (reflecting the increased economic activity)
- Col. 2 - From the 1970 Census General Social and Economic Characteristics, Table 117:
 - 292 Selma residents employed in Trade
 - 51 employed in fire, insurance real estate and services
 - 343 + 27 (estimate of those within the extraterritorial area)
 - = 370 within the planning area
 - From Table 15, there are 133.53 acres devoted to trade and 41.97 (excluding government, schools, cemeteries, and churches) given over to commercial services; added together, there are 175.50 acres.
 - 370 employed in 1970 x 1.06 (reflecting growth in this sector in 6 years) = 392
- Col. 3 - Col. 1 minus Col. 2
- Col. 4 - Col. 2 divided by 175.50 acres = 2.23
- Col. 5 - Col. 3 divided by Col. 4
- Col. 6 - Designed to ensure there is enough available land in case of unforeseen circumstances that would prevent development.
- Col. 7 - Col. 5 x Col. 6
- Col. 8 and Col. 9 - No applicable for the planning area
- Col. 10- Estimate based on anticipated growth in this sector by 1985
- Col. 11- Col. 7 x Col. 10

Industrial Employment Land Acreage Requirements - 1985

- Col. 1 - 667 x 1.2 (reflecting economic activity since 1970)